



City of Worcester Zoning Board of Appeals Meeting Agenda

Monday, January 23, 2023 at 5:30 PM

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

Board Members

Russell Karlstad, *Chair*
Jordan Berg Powers, *Vice Chair*
George Cortes
Anthony Dell'Aera
Eric Torkornoo
Nathan Sabo, *Alternate Member*
Shannon Campaniello, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room 404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: www.worcesterma.gov/planning-regulatory/

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अथवा आवास अ-म अनुरोधपचात ु उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyerases ene akwanya aforo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước

Division Staff

Michelle Smith, ACDO
Pamela Harding, Chief Planner
Stephen Cary, Senior Planner
Paul Dell'Aquila, Senior Planner
Eric Flint, Conservation Planner
Rose Russell, Planning Analyst
Michelle Johnstone, Preservation Planner
Deborah Steele, Principal Staff Assistant
Olivia Holden, Administrative Assistant
Lisa Nguyen, Staff Assistant II

Upcoming Meetings

February 13, 2023
March 13, 2023
April 3, 2023
April 24, 2023

This Worcester Zoning Board of Appeals meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer
<https://cow.webex.com/meet/zoningboardofappealswebex>
- Call **415-655-0001 (Access Code: 160 884 7670)**

Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.

Application materials may be viewed online at:

www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

For more information concerning this meeting, to request a reasonable accommodation or interpretation, or to submit **written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged. Note: Interpretation requests must be received 2 business days in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: planning@worcesterma.gov or (508) 799-1400 x 31440

Call to Order – 5:30 pm

Old Business – Public Hearings

1. 16 Alden Street (ZB-2022-071) (MBL 06-026-00065)

Variance: For relief from the side yard setback dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Sean L. Martin

Present Use: Presently on the premises is a single-family preexisting, non-conforming dwelling.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: The applicant seeks retroactive approval to extend an existing deck

Public Hearing Deadline: 1/23/2023 **Constructive Grant Deadline:** 2/14/23

New Business – Public Hearings

2. 119 May Street (ZB-2022-066) (MBL 14-026-00032)

Special Permit: To allow placing, filling, dumping, and/or excavation of earth (Article IV, Section 5).

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Petitioner: Dombroski Kynoch Properties, LLC

Present Use: Presently on the premises is a non-conforming multi-family low-rise dwelling with a total of 4-units.

Zone Designation: RL-7 (Residence Limited)

Petition Purpose: The applicant seeks to retroactively permit work conducted to place fill in order to expand the parking area.

Public Hearing Deadline: 1/23/23 Constructive Grant Deadline: 2/14/23

3. 11 Earle Terrace (ZB-2022-076) (MBL 1-026-0014A)

Administrative Appeal: Of a determination issued by the Deputy Building Commissioner to cease and desist operation of a motor vehicle sales and/or repair/garage/display uses in a BL-1.0

Petitioner: Steven Christopher

Present Use: Presently on the premises is a 1-story building being used for motor vehicle repair/garage/sales and a surface display lot.

Zone Designation: BL-1.0 (Business, Limited)

Petition Purpose: The applicant seeks to overturn the determination issued by the Deputy Building Commissioner to cease and desist operations of a motor vehicle service repair/garage/display & sales use on the property (Article IV, Section 2, Table 4.1, Business Use #15 & 16).

Public Hearing Deadline: 1/23/2023 Constructive Grant Deadline: N/A

4. 19 Perry Avenue (ZB-2023-001) (MBL 05-026-00035)

Special Permit: To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4)

Special Permit: To allow a lodging house in an RG-5 Zone (Article IV, Section 2, Table 4.1, Residential Use #8)

Petitioner: Patrick Massad

Present Use: Presently on the premises is a non-conforming three-family detached dwelling.

Zone Designation: RG-5 (Residence, General)

Petition Purpose: The applicant seeks to convert the existing building into a lodging house (with +/- 12 beds) and to conduct associate site work.

Public Hearing Deadline: 3/11/23 Constructive Grant Deadline: N/A

New Business – Public Hearings

5. 757 Salisbury Street (ZB-2023-003) (MBL 50-023-00001)

Variance: For relief from the maximum height requirement in an RS-10 Zone (Article IV, Section 4, Table 4.2)

Petitioner: UW Senior, LLC

Present Use: Presently on the premises is a vacant single-family detached dwelling and associated site improvements.

Zone Designation: RS-10 (Residence, Single Family)

Petition Purpose: The applicant seeks to construct a Continuing Care Retirement Community (CCRC) consisting of three 3-story multi-family low-rise buildings (with a total of ±123 dwelling units), one 1-story ±8,300SF clubhouse building, an associated driveway network and parking (±163 spaces), and related site improvements on approximately 17 acres of land located off Salisbury Street.

Public Hearing Deadline: 3/23/23 Constructive Grant Deadline: 4/27/23

6. 34, 36 & 38 Blackstone River Road (ZB-2023-004) (MBL 10-016-00008)

34, 36 & 38 Blackstone River Road

Special Permit: To allow the extension, alteration, or change to a privileged pre-existing, non-conforming structure/use (Article XVI, Section 4)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Variance: For relief from the maximum height requirement in an BL-1.0 & RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback requirement in an BL-1.0 Zone (Article IV, Section 4, Table 4.2)

34 Blackstone River Road

Variance: For relief from the minimum front-yard setback requirement in the CCOD-E Zone (Article IX, Section 6, A)

36 Blackstone River Road

Variance: For relief from the minimum rear-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum side-yard setback requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Adam Gaval

Present Use: Presently on the premises are two non-conforming low-rise multi-family dwellings known as 34 & 38 Blackstone River Road and a high-rise multi-family dwelling known as 36 Blackstone River Road and associated site improvements.

Zone Designation: Partially within an RL-7 (Residence, Limited) zoning district, and partially within the BL-1.0 (Business, Limited) zoning district and the CCOD-E (Commercial Corridors Overlay District-Elsewhere).

Petition Purpose: The applicant seeks to expand each building in height via 4th story additions and renovate the structures into a total of ±32 units, to construct associated parking (± 32 spaces) and conduct associated site improvements.

Public Hearing Deadline: 3/11/23 Constructive Grant Deadline: 4/15/23

Other Business

7. Communications

8. Approval of Minutes – 12/5/2022; 1/5/2023

9. Discussion of Board Policies and Procedures

- a. Review & Approval of 2024 Meeting Dates and Filing Deadlines

Adjournment